

150.0

0004

0005.E

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
535,500 / 535,500
535,500 / 535,500
535,500 / 535,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		ROBBINS RD, ARLINGTON

OWNERSHIP

Owner 1:	MULROY KATHLEEN L &	Unit #:	2
Owner 2:	GALITZINE CYRIL D GEORGES		
Owner 3:			

Street 1: 90 ROBBINS RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KEMP-BENEDICT TYLER & ERIC -

Owner 2: -

Street 1: 90 ROBBINS RD #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 1284 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7101																

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
102								0.000		532,200		3,300		535,500											
Total Card								0.000		532,200		3,300		535,500											
Total Parcel								0.000		532,200		3,300		535,500											
Source: Market Adj Cost												Total Value per SQ unit /Card: 417.06		/Parcel: 417.06											
Entered Lot Size																									
Total Land:																									
Land Unit Type:																									


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	196180
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	13:03:11
PRINT	
Date:	
Time:	
12/10/2020	
LAST REV	
Date:	
Time:	
12/20/2017	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID		150.0-0004-0005.E	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	532,200	3300	.	535,500		Year end	12/23/2021		
2021	102	FV	568,200	3300	.	571,500		Year End Roll	12/10/2020		
2020	102	FV	559,600	3300	.	562,900		Year End Roll	12/18/2019		
2019	102	FV	548,100	3300	.	551,400		Year End Roll	1/3/2019		
2018	102	FV	484,000	3300	.	487,300		Year End Roll	12/20/2017		
2017	102	FV	440,600	3300	.	443,900		Year End Roll	1/3/2017		
2016	102	FV	400,600	3300	.	403,900		Year End	1/4/2016		
2015	102	FV	369,700	3300	.	373,000		Year End Roll	12/11/2014		

SALES INFORMATION												TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif												
KEMP-BENEDICT T	68599-280		12/15/2016		495,000	No	No													
MONNELLY ANNE K	65508-122		6/9/2015		484,300	No	No													
MARTEL PETER J/	37093-146		11/19/2002		365,100	No	No													
RAWSON DARREN E	32414-474		2/26/2001		295,000	No	No													
O SULLIVAN ELLE	31501-		6/14/2000		275,900	No	No													
RICE LEWIS/ETAL	27296-168		5/17/1997		169,500	No	No	Y												

BUILDING PERMITS												ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name				
9/20/2018												9/20/2018	Measured	DGM	D Mann				
3/9/2018												3/9/2018	MEAS&NOTICE	HS	Hanne S				
5/6/2000												5/6/2000		197	PATRIOT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1994, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 2 - Clapboard	40 %			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: GRAY				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1890	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact:	.		Floor: 2 - 2nd Floor													
Const Mod:				% Own: 35.00000000													
Lump Sum Adj:				Name: 143 - 7101													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:	%	Interior:		1	6	2	0						
Sec Int Wall:		%		Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors:		%		Total:	18.6 %	Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00		Heating:		Totals	1	6	2						
Bsmnt Gar:				Size Adj.: 1.35000002		General:											
Electric: 3 - Typical				Const Adj.: 1.00989902													
Insulation: 2 - Typical				Adj \$ / SQ: 415.826													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 653863													
% Com Wal	% Sprinkled			Depreciation: 121618													
				Depreciated Total: 532244													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	457.41								
SPEC FEATURES/YARD ITEMS				Special Features: 0				Val/Su Net:	414.49								
Code	Description	A Y/S	Qty	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D Y	1 10X20	27.50	T	40	102			3,300		3,300					
PARCEL ID				150.0-0004-0005.E													
IMAGE																	
AssessPro Patriot Properties, Inc																	
More: N	Total Yard Items:	3,300	Total Special Features:											Total:	3,300		